144.0	0007	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	901,500 /	901,500
					USE VALUE:	901,500 /	901,500
					ASSESSED:	901,500 /	901,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
157		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALYEA GARRET
Owner 2:	ALYEA-THOMAS KAREN E
Owner 3:	
Street 1:	157 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BARMASHI PETER & ALICE L -
Owner 2:	-
Street 1:	157 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Asbestos Exterior and 1744 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8022.000	369,200	3,800	528,500	901,500
Total Card	0.184	369,200	3,800	528,500	901,500
Total Parcel	0.184	369,200	3,800	528,500	901,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.92 /Parcel: 516.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 94472
GIS Ref
GIS Ref
Insp Date 07/26/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0007-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	369,200	3800	8,022.	528,500	901,500		Year end	12/23/2021
2021	101	FV	358,100	3800	8,022.	528,500	890,400		Year End Roll	12/10/2020
2020	101	FV	358,200	3800	8,022.	528,500	890,500	890,500	Year End Roll	12/18/2019
2019	101	FV	268,600	3800	8,022.	495,500	767,900	767,900	Year End Roll	1/3/2019
2018	101	FV	268,600	3800	8,022.	409,600	682,000	682,000	Year End Roll	12/20/2017
2017	101	FV	268,600	3800	8,022.	376,600	649,000	649,000	Year End Roll	1/3/2017
2016	101	FV	240,900	3800	8,022.	343,500	588,200	588,200	Year End	1/4/2016
2015	101	FV	234,800	3800	8,022.	336,900	575,500	575,500	Year End Roll	12/11/2014

!11276!

PRINT

Date	Time
12/30/21	12:13:48

LAST REV

Date	Time
09/08/16	08:27:20
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11276

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARMASHI PETER	47542-88		5/31/2006		544,000	No	No		
	11258-594		11/28/1966			No	No		N

USER DEFINED

Prior Id # 1:	94472
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2015	1528	Heat App	2,000					
6/25/2015	798	Addition	130,000		6/25/2015			Remove mudroom fro
12/3/2008	1467	Redo Kit	62,595					new windows.redo b
10/27/2002	906	Manual	1,800					REPLACE DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2016	Meas/Inspect	DGM	D Mann
7/26/2016	Permit Visit	DGM	D Mann
11/18/2008	Meas/Inspect	336	PATRIOT
10/15/2006	MLS	HC	Helen Chinal
12/29/1999	Inspected	276	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8022		Sq. Ft.	Site		0	80.	0.82	9									528,528						528,500	

Total AC/HA:	0.18416	Total SF/SM:	8022	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	528,528	Spl Credit		Total:	528,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	15 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25206423
Const Adj.:	0.95465451
Adj $ / SQ:	155.388
Other Features:	85600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413914
Depreciation:	44703
Depreciated Total:	369211

COMMENTS

PDAS SINK/TOILET IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

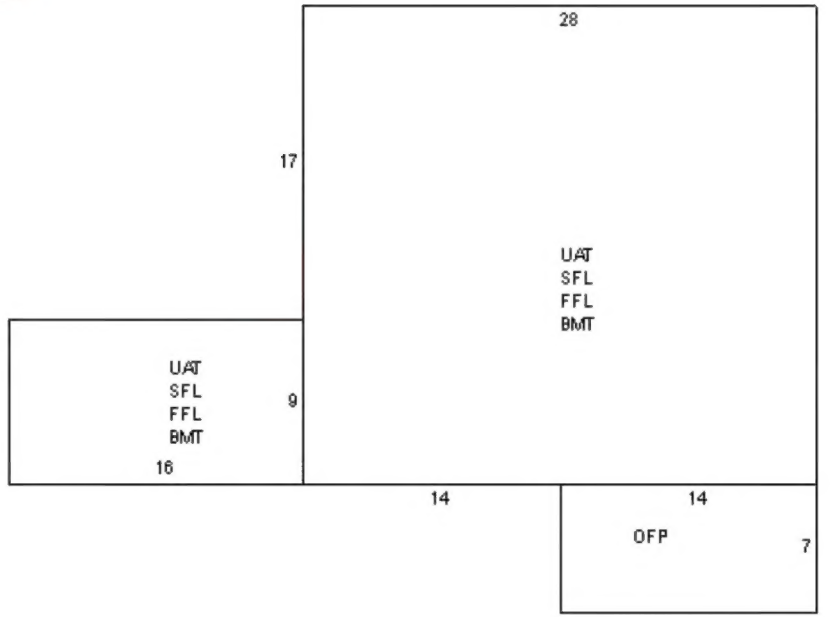
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	155.39
Special Features:	0	Val/Su Net:	125.92
Final Total:	369200	Val/Su SzAd	211.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	872	46.620	40,649
FFL	First Floor	872	155.390	135,498
SFL	Second Floor	872	155.390	135,498
UAT	Upper Attic	218	62.160	13,550
OFP	Open Porch	98	31.830	3,119

Net Sketched Area:	2,932	Total:	328,314
Size Ad	1744	Gross Area	3586	FinArea	1744
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0007-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X18	A	AV	1950	24.92	T	40	101			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800